

RE: PETITION FOR RECLASSIFICATION
S/S Cherry Hill Road 400' E of
Estate Road - 4th District
George Weiss, et al. Petitioner
NO. 67-215-R

BEFORE THE #67-215-R
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY
RAI TMORE COUNTY
SEC. 2 D
NW-14-J
RA

The Petitioner seeks a reclassification of his property consisting of approximately 11 acres of land from an R-10 zone to an RA zone. Plans call for the construction of 176 units with rentals averaging \$125 per month. The proposed development would be of a colonial design. Two hundred forty off-street parking spaces would be provided.

Water and sewer are both available and adequate. Access to the proposed development would be by means of Cherry Hill Road, a paved artery 42 feet wide. The Petitioner stated that future plans call for the connection of the southern extremity of the property to Roaches Lane, a street running directly to Reisterstown Road. If and when the Roaches Lane extension is made, it would not be necessary to use Cherry Hill Road.

The subject tract is bordered on the north and west by a relatively new housing development. To the east and south are three other sizable tracts of land, which have been rezoned for apartments. To the east and northeast is another large tract of land which was rezoned for an R-6 community. There have been several changes to commercial in the immediate area not to far from the tract.

After reviewing all evidence and having made a personal inspection of the property, it is the opinion of the Deputy Zoning Commissioner that RA zoning at this location would be logical and appropriate, particularly in view of the proximity to the recently rezoned RA land in the immediate area.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11 day of October, 1967, that the herein described property or area should be and the same is hereby reclassified from an R-10 zone to an RA zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Frank E. Cicone, Esquire
DEPUTY ZONING COMMISSIONER

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George Weiss and Robert S. Knatz, owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an RA zone for the following reasons:
Error in map
And change in the neighborhood.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

11.148 ACRES LOCATED SOUTH OF CHERRY HILL ROAD AND
EAST OF ESTATE ROAD, FOURTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Present Zoning R-10
Proposed Zoning R-A

Beginning for the same at a point on the south side of Cherry Hill Road 80 feet wide, said point of beginning being northeasterly 400 feet more or less from the intersection of the south side of Cherry Hill Road and the east side of Estate Road 50 feet wide extended, thence binding on said south side of Cherry Hill Road (1) northeasterly by a curve to the left with the radius of 900 feet, for the distance of 416.01 feet, thence leaving said south side of Cherry Hill Road for the following courses and distances: (2) S 14° 49' 03"E - 145.00 feet, thence (3) northeasterly by a curve to the left with the radius of 2645 feet for the distance of 77.58 feet, (4) S 15° 24' 50"W - 901.25 feet, (5) S 84° 18' 00"W - 432.32 feet, (6) N 03° 33' 20"E - 9.17 feet, (7) N 06° 33' 34"W - 402.30 feet, (8) N 54° 03' 41"E - 122.00 feet, (9) N 08° 19' 56"E - 245.22 feet, thence (10) southeasterly by a curve to the right with the radius of 365.00 feet for the distance

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Chairman
FROM: Mr. George E. Covellis, Director
SUBJECT: Petition #67-215-R, Re: Reclassification from R-10 to RA for George Weiss, et al. located S/S Cherry Hill Road NE of Estate Road - 4th District (Item 3, March 28, 1967)

1. Shall be returned to the City of Baltimore with the following comments:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Covellis, Director

SUBJECT: Petition #67-215-R, Reclassification from R-10 to R.A. South side of Cherry Hill Road 400 feet East of Estate Road. Being the property of George Weiss, et al.

4th District

HEARING: Monday, May 8, 1967 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- Since adoption of the Comprehensive Zoning Map for the 4th District, substantial reclassifications have been granted from single-family residential zoning to apartment zoning. There is now sufficient R.A. zoning for over 7,000 apartment units in the 4th District. From a planning viewpoint, there is no valid reason to add even more.
- From a planning viewpoint, the trend toward apartment zoning in this portion of the 4th District should be arrested in order that there will be areas left for cottage development with adequate provision of public water supply and sewerage facilities. In this portion of the County, the planning staff is not that reservation of land for cottage development has the higher priority than whatever market there may be for additional apartment construction. Law resources should be maintained in some semblance of balance.
- Granting of the subject petition would, from a planning viewpoint result in the establishment of spot zoning. R.A. zoning at this location would not only be surrounded by land reserved for another level of use, but would bear no relation to local criteria used in applying apartment zoning with regard to accessibility, relation to adequate commercial centers, or other vital factors. In short, apartment use at the subject location would not be in accordance with a comprehensive plan.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

Subject: Reclassification from R-10 to RA for George Weiss, et al. located S/S Cherry Hill Road NE of Estate Road - 4th District (Item 3, March 28, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comment:-

BUREAU OF ENGINEERING

Water & Sewer exist as shown on the submitted plan. Road - Cross-section and R/W widths indicated on the submitted plan for proposed roads are adequate as shown. However, Chestnut Hill Lane is to be aligned to meet Candy Tuft Road at a right angle.

FIRE BUREAU - Shall be required to meet all fire department regulations concerning apartment construction.

HEALTH DEPARTMENT - Since public water and sewer are available, this Office has no comment.

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

TRAFFIC ENGINEERING AND PROJECT PLANNING - The plan as shown does not show the extension of Hammarshire Road or a corridor thereto as shown on the plans for proposed apartment zoning near the south property line on the Jacob VanGorder Case, number 66-272. This connection must be recognized by the petitioner's plan. The site as presently zoned could generate approximately 320 trips per day but if re-zoned it could be expected to generate 1200 trips per day. Chestnut Hill Lane must intersect Candy Tuft Road at approximately 90°.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Building Engineer, Board of Education and Industrial Development.

Very truly yours,

James E. Dyer, Jr.
Principal Zoning Technician

JED/jdc

cc: Carlysle Brown, Engineering; C. Richard Moore, Traffic Engineering; John Meyer, State Roads Commission; Lt. Morris Fire Bureau; Albert Quimby, Project Pl.; Mr. Greenwalt, Health Department

MCA

of 70.00 feet, and (2) N 02° 47' 55" E - 304.05 feet to the place of beginning.
Containing 11.148 acres more or less of Land.

EG:jmp

J.O. 366184

2/9/67

Frank E. Cicone, Esquire
1st National Bank Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

28th day of March, 1967.

Petitioner George Weiss

Petitioner's Attorney Frank E. Cicone

Reviewed by
Zoning Commissioner

TELEPHONE
823-3000
EXT. 587

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44387

DATE April 16, 1967

SUBLED BY
Zoning Dept. of Balto. Co.

TO: Frank E. Cicone, Esq.
1st National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 44-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Payable to the order of the Treasurer of Baltimore County, Maryland

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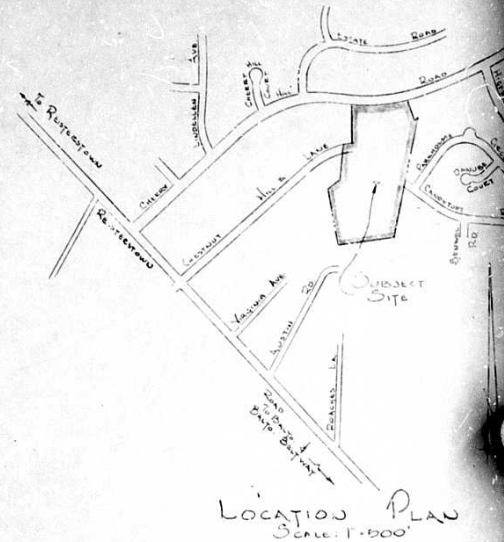
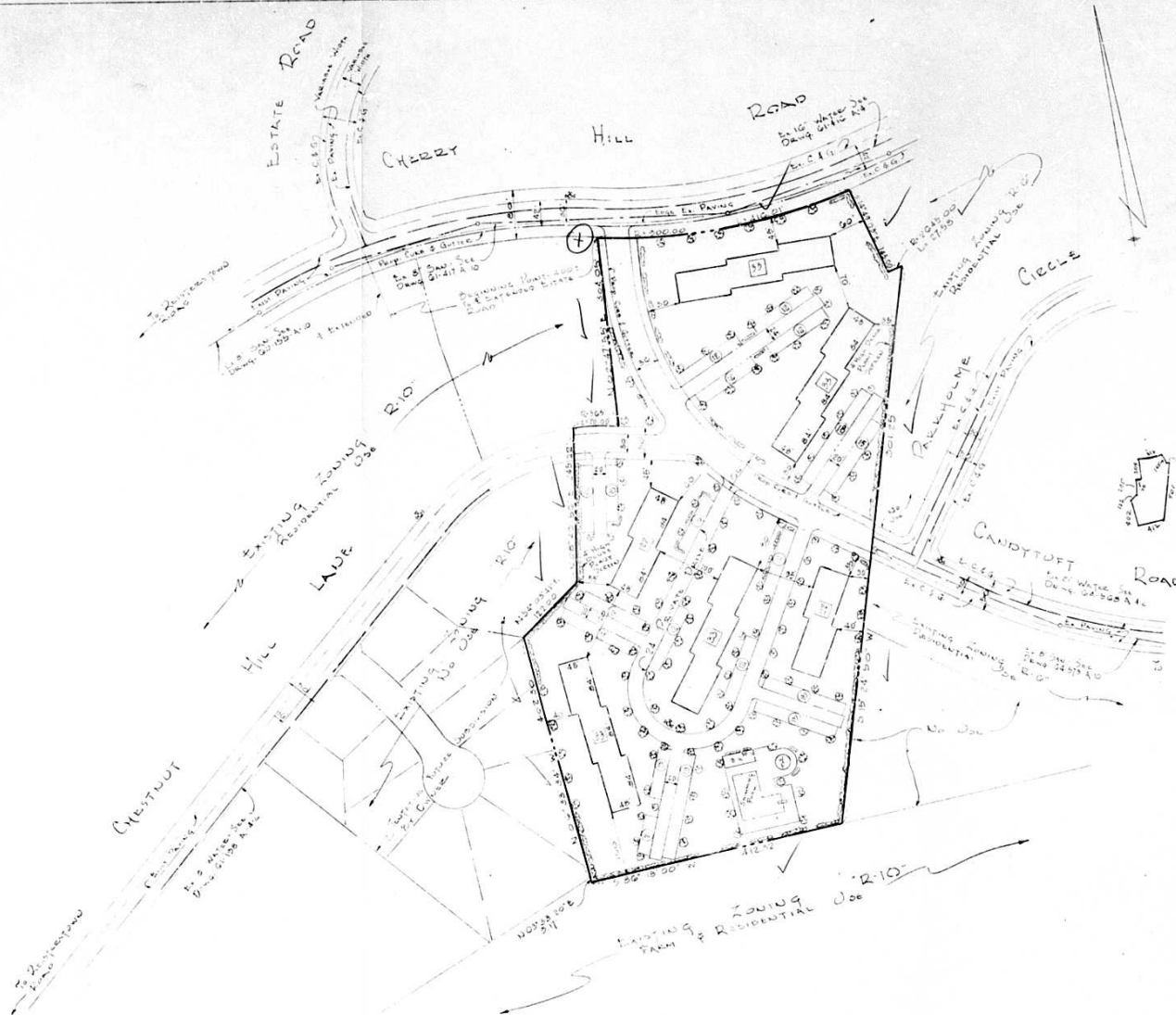
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GENERAL NOTES

- 1 AREA OF TRACT REQUESTING RECLASSIFICATION EQUALS 11.145 ACRES
- 2 EXISTING ZONING OF TRACT "R-10"
- 3 EXISTING USE OF TRACT "FARM USE"
- 4 PROPOSED ZONING OF TRACT "RA"
- 5 PROPOSED USE OF TRACT "GREEN APARTMENTS"
- 6 DENSITY CALCULATIONS:
 - a. GROSS AREA OF TRACT EQUALS 11.145 ACRES
 - b. NET AREA OF TRACT EQUALS 10.011 ACRES
 - c. TOTAL NUMBER OF UNITS ALLOWED EQUALS 180
 - d. NUMBER OF UNITS SHOWN ON THIS PLAN EQUALS 176 UNITS
 - e. GROSS DENSITY EQUALS 15.59
 - f. NET DENSITY EQUALS 17.50
- 7 RESIDENTIAL OFF-STREET PARKING:
 - a. REQUIRED OFF-STREET PARKING (180x15) EQUALS 176 UNITS
 - b. PROPOSED OFF-STREET PARKING (2x20) EQUALS 240 UNITS
 - c. EXISTING STREETS ON SITE SHALL BE REMOVED

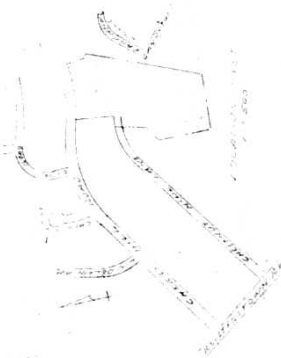
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OFFICE COPY

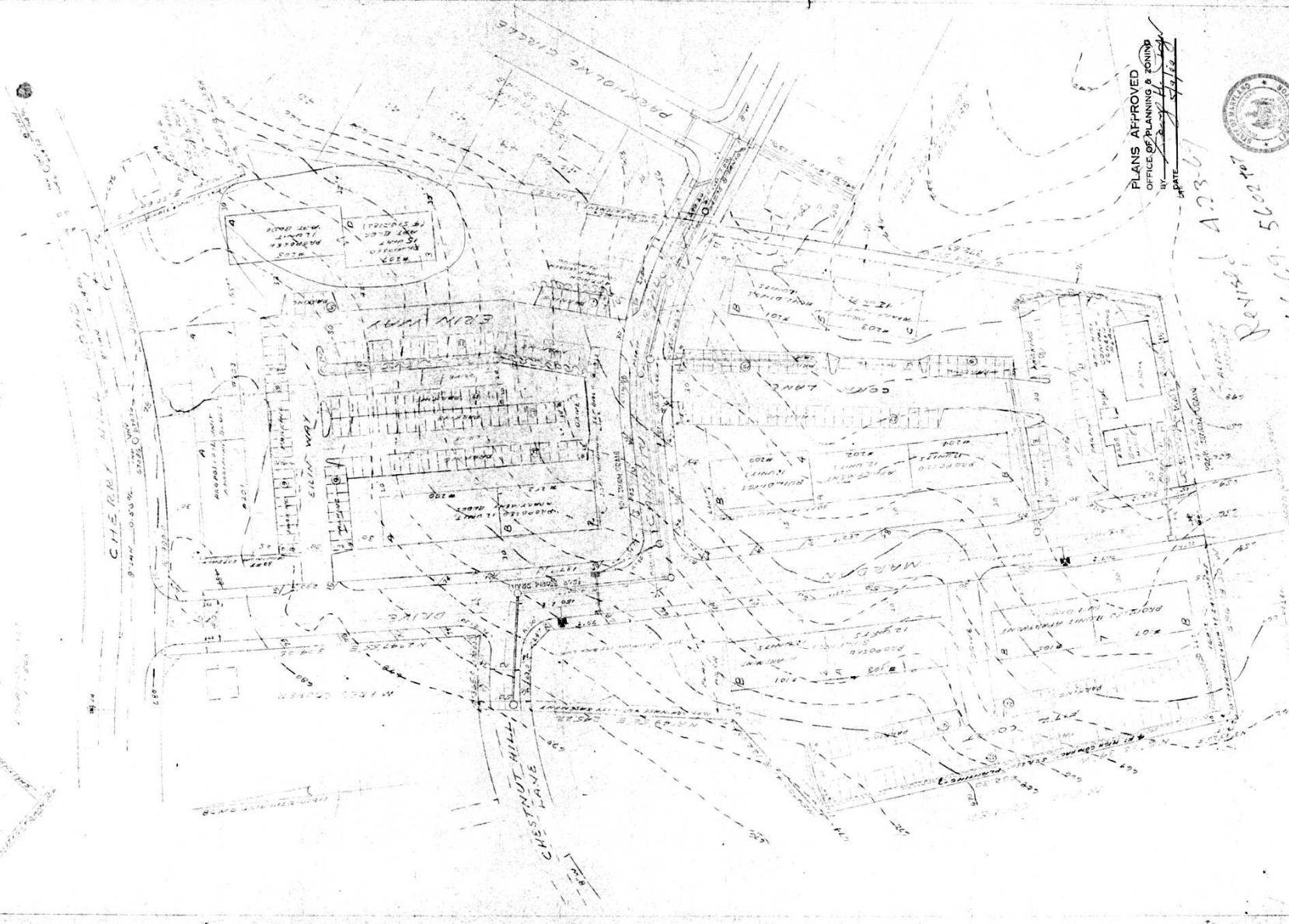
MAP #4
SEC. 1-D
SEC. 2-D
NW-14-S
RA



PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
S. SIDE CHERRY HILL RD. E. OF ESTATE RD.
ELECTION DISTRICT 4 BALTIMORE CO. 2 Mo.
JANU. 1:100 FEB. 20, 1967



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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Ray H. High
DATE 4/1/60



Revised 4-23-61
166-560207

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PLANS APPROVED
DATE 10/10/1914
BY [Signature]



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CITY OF NEW YORK
DEPT. OF PLANNING
JAN 15 1915
[Other illegible text]

REVISED 5/6/15
100-562

17-215



PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 11/15/66
BY: [Signature]

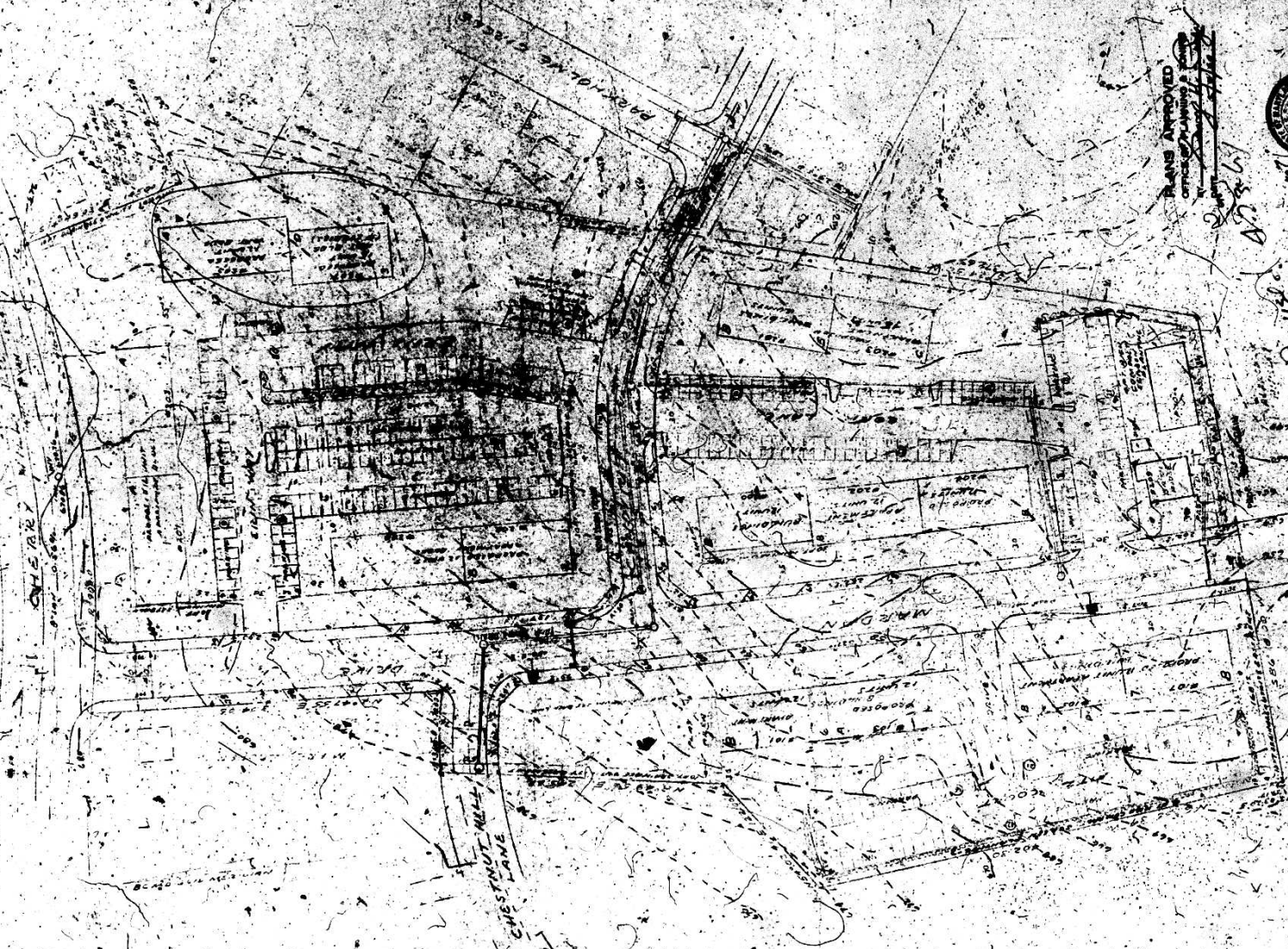


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CITY OF CHICAGO
DEPARTMENT OF PLANNING & ZONING
NOV 15 1966
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1115 N. LAKE ST.
CHICAGO, ILL. 60610

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1. ALL BUILDINGS SHALL BE CONFINED TO THE ZONE LINES.
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PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 CITY OF CHICAGO
 JUNE 11, 1962

Revised 5602
 166-69-5602



THESE PLANS WERE PREPARED BY
 THE ARCHITECTURAL FIRM OF
 CHICAGO & WILSON, INC.
 100 N. LAKE STREET, CHICAGO, ILL. 60601

